

PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD

MONDAY, August 12, 2002

3:00 P.M., J. MARTIN GRIESEL ROOM, CENTENNIAL PLAZA II

The Historic Conservation Board met at 3:00 P.M., in the J. Martin Griesel Room, Centennial Plaza II, with members Borys, Kreider, Raser, Senhauser, and Spraul-Schmidt present. Absent: Bloomfield, Clement, Sullebarger, and Wallace.

MINUTES

The minutes of the Monday, July 29, 2002 meeting were approved (motion by Raser, second by Spraul-Schmidt).

CERTIFICATE OF APPROPRIATENESS, 1859 MADISON ROAD, EAST WALNUT HILLS HISTORIC DISTRICT

Staff member Cheri Rekow presented the staff report on this request for a Certificate of Appropriateness to construct a 10' x 10' paved area with landscaping in the front yard of the residence at 1859 Madison Road. The house is a contributing resource to the East Walnut Hills Historic District.

The Historic Conservation Board previously heard this application on July 29, 2002 at which time the Board tabled the item to allow the applicant to better document the existing conditions, particularly the rear area.

Ms. Rekow explained that a revised aerial picture is included in the staff report as a correction to the Cagis data presented previously where the paved area was read as a portion of the building. The rear-paved area is actually larger than was previously portrayed. Staff recommended that a portion of the rear yard be paved in lieu of the turn around proposed for the front yard.

Ms. Rekow distributed additional written correspondence received on August 12th from Michael Murray of 1839 Madison Road, who objected to the proposed turnaround space and expressed concern of a recent delivery of limestone to the property.

The applicant Jeff Robinson was present to answer questions from the Board. He clarified for Mr. Kreider that the garage is a single car garage, 8' x 17' deep. In response to Mr. Raser he stated that the front area would be replanted with grass if the paving area was not approved. In response to the letter submitted by Michael Murray, Mr. Robinson stated that he did not have limestone delivered to his property, but had actually had mulch delivered and limestone removed.

Mr. Senhauser explained to the applicant that the Historic Conservation Board acts on behalf of the director of Buildings and Inspections for structures in historic districts and often decisions must be based on underlying zoning issues. In this case, parking in the front yard is not solely an historic issue.

BOARD ACTION

The Board voted unanimously (motion by Raser, second by Spraul-Schmidt) to approve a Certificate of Appropriateness to increase rear yard paving in lieu of the

front yard landscaped/paved area on the condition that the Urban Conservator review the final plan.

CERTIFICATE OF APPROPRIATENESS, 1880 DEXTER AVENUE, EAST WALNUT HILLS HISTORIC DISTRICT

Urban Conservator William Forwood presented the staff report for a Certificate of Appropriateness for the renovation and expansion of the Cincinnati Tennis Club located at 1880 Dexter Avenue. The Tennis Club is individually listed on the National Register of Historic Places and is a contributing building in the East Walnut Hills Historic District. Mr. Forwood pointed out that the Club was not listed in the National Register for its architectural importance, but for the historical significance of events that have taken place on the site and for its four original tennis courts.

The central section, which is original to the site, has been modified over a period of time with additions on the north and south elevations. Mr. Forwood stated that most of the changes would be to the interior, but some exterior changes were proposed. Exterior work includes modifying several window openings to doorways and some doorways to windows. Only the two enlarged window openings on the south elevation face a public street. The existing porch deck on the east elevation will also be extended to provide additional viewing space of the courts. CMU walls will be constructed on the basement level on the west elevation and solid wood sliding doors will be installed for the new basements storage areas. Where possible, existing sash and doors will be repaired and reinstalled; any new sash will match existing ones.

Mr. Forwood stated that the changes are in keeping with the character of the structure and are for non-historic portions. Staff recommended approval of the work as proposed.

Applicant/Architect Ken Jones was present and requested support from the Board relative to the height of the railing on the east elevation. He indicated the new extended deck railing is shown at 36", to match the height of the existing rail and facilitate viewing of the tennis courts. Mr. Jones stating that a higher railing is required under the current building code and that he expects this to become an issue for Buildings and Inspections when he submits his plans for a building permit.

BOARD ACTION

The Board voted unanimously (motion by Spraul-Schmidt, second by Kreider) to approve a Certificate of Appropriateness for the proposed rehabilitation as proposed and directed the Urban Conservator to work with the applicant and Buildings and Inspections to resolve possible issues with the railing.

**CERTIFICATE OF APPROPRIATENESS AND TRANSITION ZONE
APPROVAL, 1408 VINE STREET, OVER-THE-RHINE (SOUTH) HISTORIC
DISTRICT**

Staff member Cheri Rekow presented the staff report for a Certificate of Appropriateness and transition zone approval to retain a wall-mounted sign on the south elevation of the building at 1408 Vine Street, which is a contributing building to the Over-the-Rhine (South) Historic District. 1406 Vine Street is a non-contributing concrete masonry garage in the rear of the lot, open to Vine Street. The entrance to the establishment is at 1406 Vine Street.

The 8' wide x 4' high plastic sign was installed without a permit and is located on a solid brick wall of 1408 Vine Street, which is in an R-7 (T) zoning district. The R-7 (T) district does not allow for business signs.

Ms. Rekow stated that no one attended the pre-hearing that was held on August 6, 2002.

Ms. Rekow explained that the sign does not conform to the Over-the-Rhine (South) historic guidelines, in that it is mounted below the storefront. In addition, a transition zone approval is necessary to allow for the business sign. She added that the sign is not overwhelming and the owner has no other viable location for the sign. She suggested that the business owner needs relief to identify his business and recommended approval of the sign as installed.

Mr. Senhauser questioned if a zoning variance was required. Ms. Rekow replied that in the abutting B-4 district, signs are permitted and there is no limit as to the size or restriction on location.

BOARD ACTION

The Board voted unanimously (motion by Raser, second by Spraul-Schmidt) to take the following actions:

1. Approve a Certificate of Appropriateness for the sign as installed, finding that installation of the sign on the non-contributing site to meet guidelines is not practical.
2. Approve the application for T-Zone approval of the sign, finding that
 - a. It does not adversely affect the historic architectural or aesthetic integrity of the district; and
 - c. It will not be materially detrimental to the public health, safety, and welfare or injurious to the property.
3. Grant the Certificate of Appropriateness and T-Zone approval of the sign in this location, approval not to extend to a new owner or tenant.

ZONING VARIANCE FOR USE, 1905 ELM STREET AND 132 FINDLAY STREET, OVER-THE-RHINE (NORTH) HISTORIC DISTRICT

Urban Conservator William Forwood presented the staff report for this application for a zoning variance to permit the expansion of educational use in the two buildings located at 1905 Elm Street and 132 Findlay Street. Both buildings are in the Over-the-Rhine (North) Historic District and are non-contributing buildings within the district.

W.E.B. Dubois Academy, located at 1812 Central Parkway, is seeking to expand their existing elementary and secondary charter school to these locations. The school's classes are from 7:00 a.m. to 5:00 p.m. with the last two hours being for recreation. The first phase of expansion will be into the building at the northwest corner of Elm and Findlay Streets (1905 Elm Street). This will be used for tae kwan do and computer classes. The second phase will involve expanding classroom and office space into the northeast corner of Elm and Findlay Streets (132 Findlay Street). The existing zoning allows for schools that are incidental to churches, for those that are degree granting, vocational in nature, or for recreational facilities. The Academy's

proposed use does not fit completely within any of these uses; therefore, a zoning variance is required.

Mr. Forwood explained that the schematic layout of the interior has been completed. The applicant is requesting the variance for use be granted, after which, its architect will develop plans and elevations. Mr. Forwood indicated that it is likely that some changes will be made to the exterior elevations; these will be subject to later Board review for a Certificate of Appropriateness. Mr. Forwood added that the applicants would be providing ten parking spaces for staff and guest along Forbus Alley.

Founder and principal Wilson H. Willard, III and leasing agent for the owner, Steven Adler, were present to respond to questions by the Board.

Mr. Senhauser suggested that the use variance run with the school's occupancy, not the building, stating that he would be uncomfortable with the use being granted into perpetuity without knowing the type of operation of future lessees.

BOARD ACTION

The Board voted unanimously (motion by Borys, second by Kreider) to take the following actions:

1. Grant a variance to Section 1447-203(b) to permit the expansion of this educational use (the W.E.B. DuBois Academy) at 1905 Elm and 132 Findlay Streets with the following conditions:
 - a. That all exterior work be approved by the HCB for a COA and building permits at a future date when plans are complete; and
 - b. That the variance is granted to the lessee, W.E.B. DuBois Academy, not the property.
2. Find that such relief from the literal implication of the Zoning Code:
 - a. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the district; and
 - c. Will not be materially detrimental to the public health, safety, and welfare or injurious to the property in the district or vicinity where the property is located.

ADJOURNMENT

As there were no other items for consideration by the Board, the meeting adjourned.

William L. Forwood
Urban Conservator

John C. Senhauser
Chairman

Date